

City of Bothell

Notice of Decision

Issue date: August 13th, 2020

Decision: Approval granted with conditions

Permittee: Landa 23, LLC
Kevin O'Brien, ko@taylordev.com
15 Lake Bellevue Drive, #102
Bellevue, WA 98005

Project case #: *SUB2019-15176, PUD2019-15179*

Project name: *Landa Preliminary Plat and Planned Unit Development*

Project Location: 24217 & 24223 23rd Ave SE, Bothell, WA 98021,
Snohomish County Parcel No. 27053200303000, 27053200303100, and
27053200303200

Project description: Approval granted to subdivide 3 existing lots into 22 lots using the clustered subdivision PUD permitted modifications in BMC Chapter 12.30. The proposed site plan includes a set-aside of 54,233 square feet of open space, containing areas with existing trees with continuous cover in a forested condition. An additional 12,215 of recreation space not included in this tract is included above a stormwater tract on the north end of the site. The modifications permitted as part of a clustered subdivision PUD are as follows:

- A reduction of the minimum allowable lot area by 50%;
- A reduction of the minimum lot circle by up to 50%;
- A modification in the side and rear yard setbacks;
- Preservation of open space in exchange for an increase in lot yield.

Access shall be via 23rd Avenue with one new local access road, road A. There are three additional access tracts proposed to provide access within the subdivision to lots 6, 7, 12, 13, and 14. There are no critical areas on-site, and the topography is relatively flat. Two houses exist on-site are proposed to be demolished, neither of which is 50 years or older, therefore historic review will not be required for demolition.

Permits approved under this decision: SUB2019-15176, PUD2019-15179

Code titles applicable to this decision: BMC Titles 8, 11, 12, 14, 15, 17, 18

Environmental documents that evaluated the proposed project: SEPA Environmental Checklist, SEPA DNS Threshold Determination, Drainage Report, Geotechnical Report,

Traffic Analysis, Critical area Evaluation, and all exhibits included in or referenced during the public hearing record on August 4th, 2020.

Reconsideration Rights: This Decision is final subject to the right of any party of record to file a written petition for reconsideration within 10 calendar days following the issuance of this Decision in accordance with the procedures of BMC 11.12.009. See BMC 11.12.009 for additional information and requirements regarding reconsideration.

Appeal rights: Pursuant to Section 11.14.008 BMC, the city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Superior Court. Such petition must be filed within 21 days of issuance of this decision, as provided in Chapter 36.70C RCW.

Project Information: Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011.